

Know All Men By These Presents.

That I, SUMNER A. HAWLEY, of Bath, in the County of Sagadahoc and State of Maine

in consideration of One Dollar and other good and valuable considerations

paid by HYDE SCHOOL, a corporation organized and existing under the laws of the State of Maine, and having its principal office at Bath, in the County of Sagadahoc and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said HYDE SCHOOL, its successors

and assigns forever,

Three certain lots or parcels of land, together with the buildings thereon, situated in Bath, in the County of Sagadahoc and State of Maine, being bounded and described as follows:

PARCEL I:

BEGINNING on the northerly side of Western Avenue at the southwest corner of land formerly owned by Hallowell Rogers; thence running northerly by said Rogers land nine rods; thence running westerly parallel with said Western Avenue one-half the distance between said Rogers land and land formerly owned by one Crooker about three and one-half rods, more or less, to land owned or occupied by Charles E. Crosby; thence southerly by said Crosby land and parallel with the westerly line of said Rogers land to Western Avenue; thence easterly by Western Avenue to the point of beginning.

PARCEL II:

BEGINNING at the northwesterly corner of land formerly owned by Levi Totman; thence running easterly about one hundred and thirteen feet by land formerly of said Totman and the above described lot being Parcel I herein; thence running northerly about three hundred and eighty-four feet by lands formerly of Hallowell Rogers, Otis Kimball, Peltiah Gerry and land formerly of Henry F. Palmer to the northwesterly corner of said Palmer land; thence running easterly about one hundred and eighty-eight feet by said Palmer land to land formerly of George A. Field; thence northerly about one hundred and thirty feet to land formerly of Henry Swanton; thence running westerly about two hundred and eighty-six feet to land formerly owned by Charles Crooker; thence running southerly by said Crooker land, now owned by Dennis Gaudet, about five hundred and fourteen feet to the point of beginning.

PARCEL III:

BEGINNING on the northerly side of Western Avenue at the southeasterly corner of Parcel I herein, on the westerly side of a stone post set on the ground; thence running northerly by the easterly boundaries of Parcel I and Parcel II herein a distance of one hundred and ninety-two feet more or less to land of heirs of Otis Kimball; thence easterly on the Kimball south line to the northwest corner of land formerly of Jacob P. Morse and now of the Elsinore Real Estate Company or their successors in title; thence southerly sixty-four feet more or less to an iron bolt driven into the ground at a point one hundred and twenty-five feet northerly from said Western Avenue, and at the northeast corner of that portion of said homestead which the said Raymond L. Rogers conveyed to Llewellyn D. Rogers June 20, 1908, Vol. 113, Page

556; thence westerly on the northerly line of last mentioned lot fifty four feet to a bolt driven into the ground; thence southerly by last mentioned lot one hundred and twenty five feet to said Western Avenue at a bolt driven into the ground fifty four feet from the southwest corner of said Morse land; thence westerly on said Western Avenue to the starting point.

RESERVING AND EXCEPTING, however, from the above described premises the following:

1. That certain lot or parcel of land as was conveyed to the State of Maine by Florence A. Hawley by a certain instrument dated December 15, 1947 and recorded in the Sagadahoc County Registry of Deeds in Book 253 at Page 125.
2. That certain lot or parcel of land as was conveyed by Florence A. Hawley to Charles A. Hamlin and Angie M. Hamlin by a certain instrument dated July 12, 1949 and recorded in the Sagadahoc County Registry of Deeds in Book 253 at Page 582.
3. Those premises as were conveyed to Richard J. Armstrong and Katherine V. Armstrong by a certain instrument dated February 25, 1961 and recorded in the Sagadahoc County Registry of Deeds in Book 322 at Page 6.
4. That certain lot or parcel of land as was conveyed by Florence A. Hawley to the State of Maine by a certain instrument dated March 17, 1965 and recorded in the Sagadahoc County Registry of Deeds in Book 344 at Page 1.

The above described premises are subject to, however, the following easements:

1. An easement granted to the State of Maine by a certain instrument dated December 15, 1947 and recorded in the Sagadahoc County Registry of Deeds in Book 253 at Page 125, whereby Florence A. Hawley granted to the State of Maine, its successors and assigns, the right to enter upon the land herein above described for the purpose of constructing, repairing and perpetually maintaining slopes as may be required, together with the right to enter upon the above described land for the purpose of constructing, repairing and perpetually maintaining a sewer structure as is more particularly described in said deed.
2. An easement granted to Charles A. Hamlin and Angie M. Hamlin by Florence A. Hawley by a certain instrument dated July 12, 1949 and recorded in the Sagadahoc County Registry of Deeds in Book 253 at Page 582, said easement being for the purpose of installing a water pipe over and across the above described premises, together with the right to enter upon the above described premises to repair the water pipe and when necessary to install a new water pipe and to do all things necessary in connection with the same. Also an easement to pass and repass over and across a 15 foot strip easterly of Gaudet's line as situated on the above described premises.

For source of title, reference may be had to the following:

1. A certain instrument from Ida A. Andrews to Florence A. Hawley, dated May 21, 1936 and recorded in the Sagadahoc County Registry of Deeds in Book 192 at Page 484 (PARCELS I and II).
2. A certain instrument from Anna L. Rogers to Florence A. Hawley, dated July 19, 1949 and recorded in the Sagadahoc County Registry of Deeds in Book 256 at Page 480 (PARCEL III).
3. The said Florence A. Hawley deceased intestate on May 18, 1967, survived by a son, Sumner A. Hawley (the Grantor herein), her sole heir-at-law. Reference may be had to Docket No. H-1306, Estate of Florence A. Hawley, Sagadahoc County Registry of Probate. The Grantee agrees to assume and to pay the real estate taxes assessed by the City of Bath as of April 1, 1981 for the fiscal year commencing July 1, 1981.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said HYDE SCHOOL, its successors

and assigns; to its and their use and behoof forever. ***

And I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances; EXCEPT THAT the Grantor shall have access to and the exclusive right to use the garage located on said premises for storage purposes, without any charge therefor but at his own risk, until September 30, 1981; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said SUMNER A. HAWLEY and JEAN GANNETT HAWLEY, wife of the said SUMNER A. HAWLEY,

joining in this deed as Grantor, and relinquishing and conveying all statutory rights and all other rights in the above described premises, have hereunto set our hand and seals this twenty-ninth day of July, in the year of our Lord one thousand nine hundred and eighty-one.

Signed, Sealed and Delivered

in presence of

Donald A. Spear
Notary Public

Sumner A. Hawley
Jeannette Hawley

State of Maine,
Sagadahoc

} ss.

July 29, 19 81.

Personally appeared the above named SUMNER A. HAWLEY

instrument to be his free act and deed.

STATE OF MAINE

SAGADAHOC, SS

Registry of Deeds

Before me

RECEIVED JUL 29 1981

1 P.M.

AND RECORDED FROM THE ORIGINAL

ATTEST Jeannette Hawley

SECRETARY

and acknowledged the above

